



# FY 2015-16 Action Plan & Architectural Barrier Removal

Presentation for Mayor's Committee for People with Disabilities

April 13, 2015



# Outline

- ▶ NHCD's Mission
- ▶ What is Household Affordability?
- ▶ Federal Funds + Requirements
- ▶ Financial Overview
- ▶ Architectural Barrier Removal
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- ▶ Questions





# Neighborhood Housing + Community Development Office Mission

*To provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.*





# What is Household Affordability?



## **Affordable Housing:**

Housing in which the occupant(s) is/are paying no more than 30 percent of his or her income for rent, mortgage payments and utilities, and no more than 45 percent of his or her income on housing and transportation costs combined.

*\*Definition from the U.S. Department of Housing and Urban Development (HUD)*



## **Household Affordability (Priority Program #6):**

Household affordability is about the costs of housing, utilities, taxes and transportation.

*\*Definition from Imagine Austin*

## **Based on Median Family Income (MFI):**

30% MFI: \$15,850 for 1-person household; \$22,600 for a 4-person household

50% MFI: \$26,400 for 1-person household; \$37,700 for a 4-person household

80% MFI: \$42,250 for 1-person household; \$60,300 for a 4-person household

*\* Per HUD effective May 2014 for the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA)*



# Federal Funds + Requirements

- ▶ The City of Austin receives four formula block grants from the U.S. Department of Housing and Urban Development (HUD), to help address affordable housing, community and economic development needs.



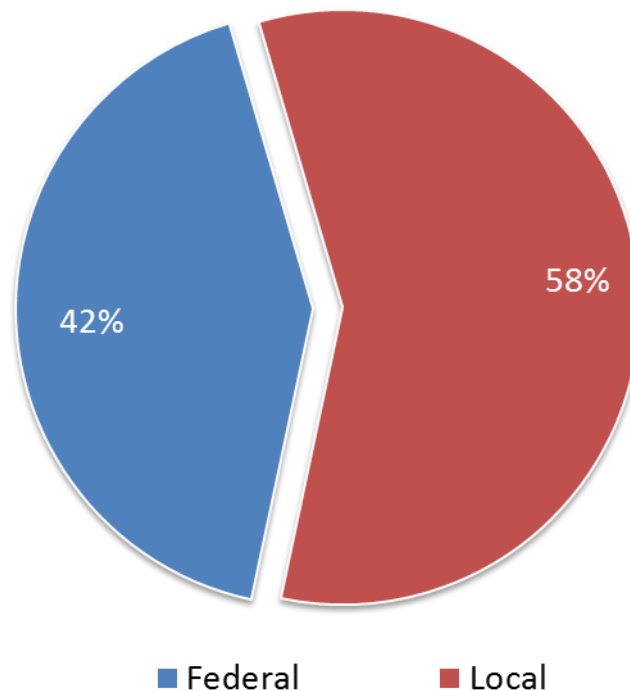
**HOME HOPWA ESG**

- ▶ Regulatory requirements include affirmatively furthering fair housing choice in Austin.
- ▶ As a participating jurisdiction, the City of Austin is required to submit a 5-year Consolidated Plan, Action Plans (1 per year), and End-of-Year Reports called the CAPER (1 per year).



# Financial Overview

- ▶ Total Funds Expended in FY 2013-14: \$25.73 million
  - ▶ Composition: \$10.8 million Federal and \$14.69 million Local





# Financial Overview

## Federal Formula Funds

	FY 14-15	FY 15-16	Annual \$ Change	Annual % Change	5 Year \$ Change	5 Year % Change
CDBG	\$6,983,366	\$7,078,382	\$95,016	1%	(\$1,078,766)	-14%
HOME	\$2,686,764	\$2,433,108	(\$253,656)	-10%	(\$2,098,709)	-46%
HOPWA	\$1,112,390	\$1,117,794	\$5,404	1%	\$13,867	1%
ESG	\$583,706	\$622,474	\$38,768	8%	\$292,030	89%
TOTAL	\$11,366,226	\$11,251,758	(\$114,468)		(\$2,871,578)	

CDBG = Community Development Block Grant

HOME = HOME Investment Partnerships

HOPWA = Housing Opportunities for Persons with AIDS

ESG = Emergency Solutions Grant



# Architectural Barrier Removal (ABR)

- ▶ **FREE program** to assist eligible seniors and people with disabilities
- ▶ Eligible Homeowners and Renters can receive up to \$15,000 in home improvements.
- ▶ **Helps make the home more accessible, functional, and safe**
- ▶ Modifies or retrofits the living quarters of elderly and/or severely disabled homeowners and renters to make their housing more accessible
- ▶ Allows residents to remain in their homes and increase self-sufficiency





# Architectural Barrier Removal (ABR)

## Improvements may include:

- ▶ Wheel chair ramps
- ▶ Handrails
- ▶ Door widening
- ▶ Buzzing or flashing devices (for persons with impaired hearing or vision)
- ▶ Accessible door handles or faucet handles
- ▶ Shower grab bars
- ▶ Shower wands
- ▶ Elevated toilets
- ▶ Accessible sinks and showers



# Architectural Barrier Removal (ABR)

Before



After





# Architectural Barrier Removal (ABR)

## Eligibility

- ▶ Someone in the household is 62 or older OR severely disabled
- ▶ Home is within the Austin city limits
- ▶ Household income is 80% or less than the Austin area median family income (MFI)

Fiscal Year (FY) 2014 Median Family Income	
Household Size	80% Limits
1 person	\$42,250
2 persons	\$48,250
3 persons	\$54,300
4 persons	\$60,300
5 persons	\$65,150

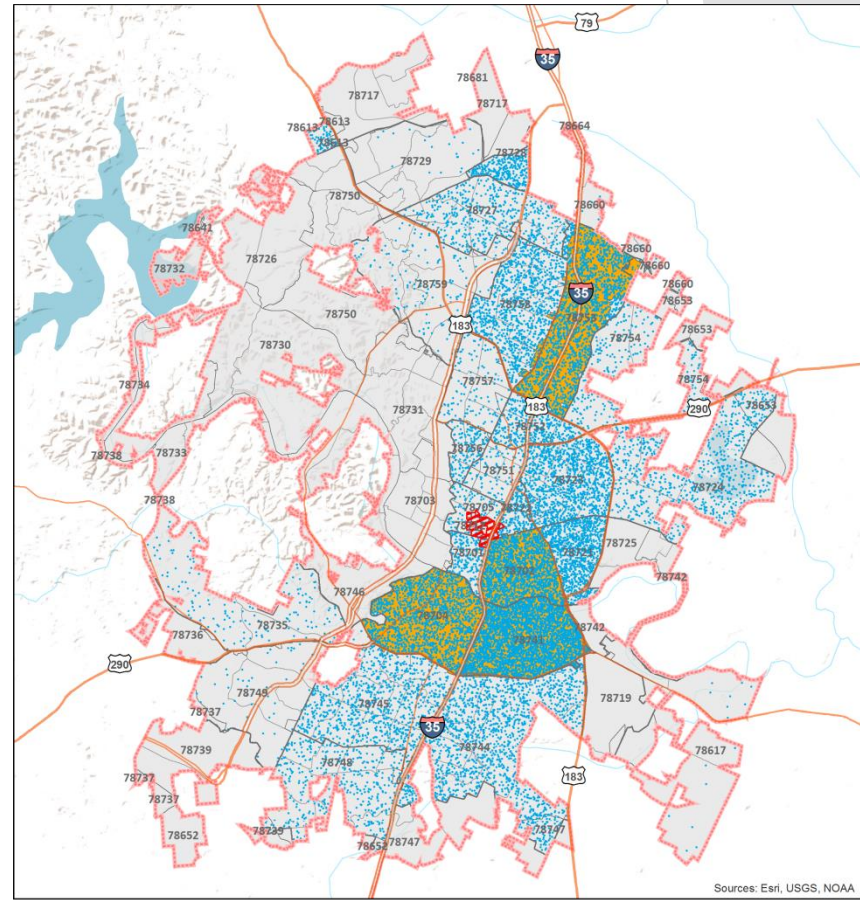
## How to Apply

- ▶ Call: 512-974-3100 for information
- ▶ Visit: [www.austintexas.gov/housing](http://www.austintexas.gov/housing)
- ▶ Mail an application to: NHCD, P.O. Box 1088, Austin, TX 78767



# Housing Market Affordability

- Overall, renter incomes have not kept up with increased rents. Median rent is **\$200** more per month than in 2000
- Publicly subsidized rental units are concentrated in a handful of ZIP codes (78741=18%, 78753=10%, 78702=9%, 78704=9%)



Sources: Esri, USGS, NOAA

#### Subsidized Housing by ZIP Code

• 1 Dot = 1 Subsidized Rental

■ ZIP codes with the highest concentration of publicly subsidized housing

□ Austin City Boundary

▨ University of Texas

Source: City of Austin 2014

Comprehensive Housing Market Study



# Housing Market Affordability

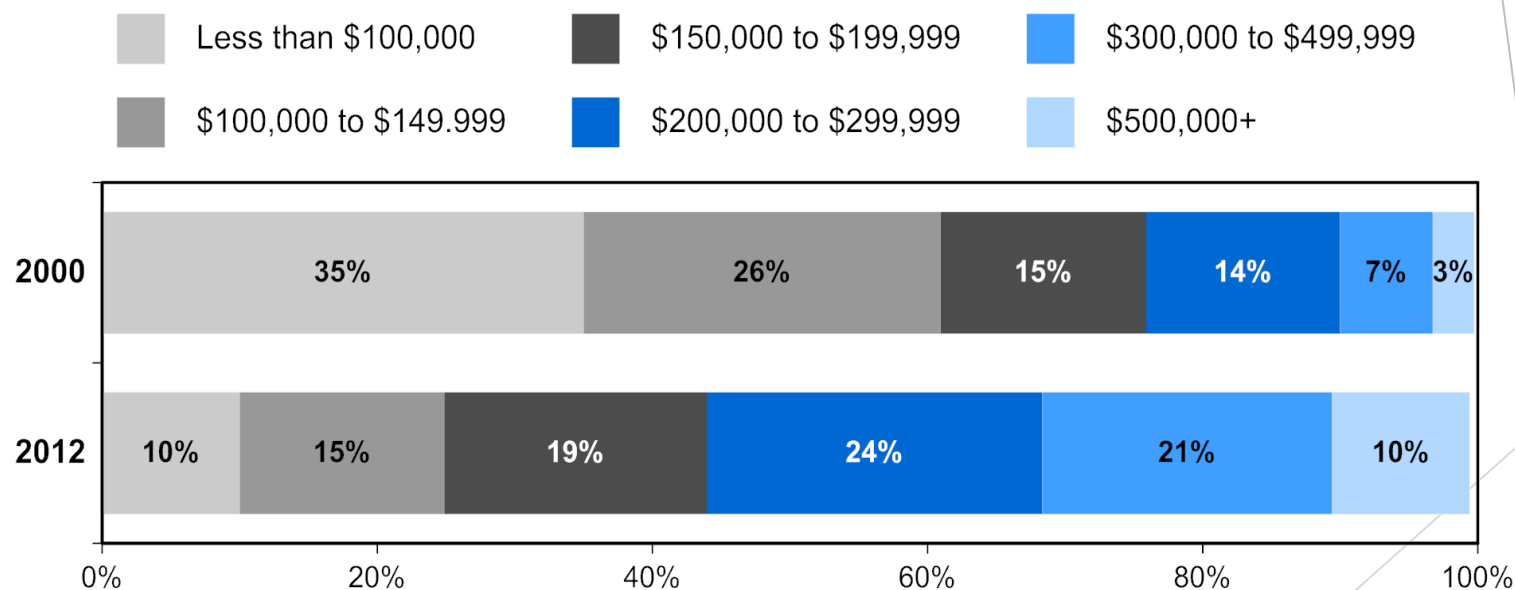
- ▶ The Shortage of affordable rentals has increased from 37,500 in 2008 to 40,900 units in 2012 (or 48,000 units using 2014 rents)
- ▶ Increase almost entirely driven by loss of rentals affordable for \$20,000 to \$25,000 income households (**5,000** units)
- ▶ Accessible AND affordable housing close to transit is extremely difficult to find for persons with disabilities





# Housing Market Affordability

Home values have risen considerably, with only 10% priced under \$100,000 (v. 35% in 2000)

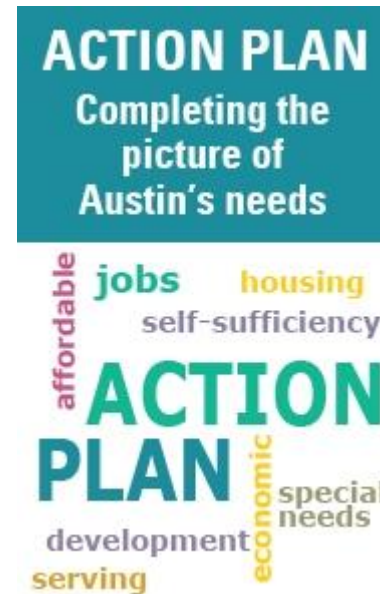


Source: City of Austin 2014 Comprehensive Housing Market Study

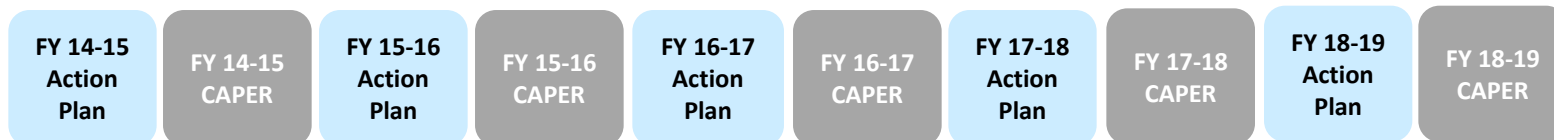


# What is the Action Plan?

- ▶ The Consolidated Plan is carried out through Annual Action Plans, which outline the actions, activities, and resources that will be used to address the needs of low- to moderate-income families.
- ▶ The City of Austin expects to receive \$11.2 million from HUD for Fiscal Year 2015-16. The Action Plan serves as the City's application to access these resources.
- ▶ At the end of each Fiscal Year, the City prepares a Consolidated Annual Performance and Evaluation Report that describes actual performance, relative to expected.



## 2014-2019 Five Year Consolidated Plan





# Community Needs Assessment

- ▶ The purpose of the Community Needs Assessment is to share data and obtain feedback from the community, residents, and stakeholders about how refine investment priorities.
- ▶ **Key Question: Of the investment priorities identified in the Consolidated Plan (below), which are the top needs in your community, your neighborhood, your block?**
- ▶ Input will inform the DRAFT Action Plan.

## Homeless & Special Needs Assistance

- Emergency Solutions Grant (ESG) programs
- Housing Opportunities for Persons with AIDS (HOPWA) programs
- Child Care Services
- Senior Services
- Youth Services

## Renter Assistance

- Tenant-Based Rental Assistance
- Architectural Barrier Removal – Rental
- Tenants' Rights Assistance

## Homebuyer Assistance

- HousingSmarts Counseling and Financial Literacy Education
- Down Payment Assistance

## Homeowner Assistance

- Architectural Barrier Removal – Owner
- Emergency Home Repair
- Homeowner Rehabilitation Loan Program
- GO Repair! Program
- Holly Good Neighbor
- LeadSmart

## Housing Development Assistance

- Rental Housing Development Assistance
- Acquisition and Development
- Community Housing Developer Organization (CHDO) Operating Expenses Grants
- Developer Incentive-Based Programs

## Neighborhood & Commercial Revitalization

- East 11th and 12th Streets Revitalization
- Colony Park Sustainable Community Initiative

## Small Business Assistance

- Community Development Bank
- Microenterprise Technical Assistance

## Financial Empowerment

- Individual Development Accounts
- HousingSmarts Counseling and Financial Literacy Education





# FY2015-16 Action Plan Timeline

Date	Action
Friday, March 20	Community Needs Assessment Period Begins
Monday, April 13	Mayor's Committee for People w/ Disabilities - Presentation and Input
Tuesday, April 14	CDC - Public Hearing @ Austin Energy, Town Lake Center (6:30pm)
Thursday, April 16	City Council - Public Hearing @ City Hall (1pm)
Tuesday, April 21	Asian American Quality of Life Advisory Commission - Presentation and Input
Wednesday, April 22	Hispanic / Latino Quality of Life Advisory Commission - Presentation and Input
Friday, April 24	Community Needs Assessment Period Ends
Wednesday, May 6	African American Resource Advisory Commission - Presentation and Input
Friday, May 22	Public Comment Period Begins (DRAFT Action Plan Published)
Monday, June 1	CDC - Public Hearing @ City Hall Boards and Comm. Room (7pm)
Thursday, June 11	City Council - Public Hearing @ City Hall (Time TBD)
Monday, June 22	Public Comment Period Ends
Tuesday, June 30	CDC - Meeting for Final Recommendations @ NHCD 400a (6:30pm)
Thursday, August 6	City Council - Final Action @ City Hall (Time TBD)
Saturday, August 15	Action Plan Due to U.S. Department of Housing and Urban Development



# Additional Opportunities for Community Input



- ▶ **E-MAIL:** Public comments can be submitted to [NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)



- ▶ **MAIL:** Public comments can be submitted by mail to NHCD, ATTN Action Plan, P.O. Box 1088, Austin Texas 78767
- ▶ **ONLINE:** For more information, and to see where you can engage with staff about the Action Plan, visit [www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan)

# Questions



Neighborhood Housing and Community Development

Planning, Policy & Outreach

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